



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

OCTOBER 9, 2017
3:00 P.M.
CITY COUNCIL CHAMBERS
AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEMS FOR PUBLIC HEARING
 1. *Rezoning application PLRZ20170000241, filed by Davis Storage and Warehouse, Inc., requesting to rezone from HR-C, Highway Retail Commercial to I-M, Industrial Manufacturing, a portion of Parcel IDs #50968, #57335 and #57360, otherwise known as Grid 1808, Block 011, Parcel 000034, Grid 1808, Block 011, Parcel 000035 and Grid 1808, Block 011, Parcel 000033 respectively of the City of Danville, Virginia Zoning District Map and to rezone from I-M, Industrial Manufacturing to HR-C, Highway Retail Commercial, a portion of Parcel ID 70042, otherwise known as Grid 1808, Block 011, Parcel 000032 of the City of Danville, Virginia Zoning District Map and to rezone from OT-R, Old Town Residential to I-M, Industrial Manufacturing, a portion of Parcel IDs #70251 and #70252, otherwise known as Grid 1807, Block 001, Parcel 000005 and Grid 1807, Block 001, Parcel 000001, respectively of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the aforementioned properties so that properties lines may be adjusted.*
 2. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 10: entitled "Signs", Section N entitled "Permitted signs in the CB-C Central Business Commercial District" to address the number of wall signs permitted per building.*
- IV. APPROVAL OF MINUTES FROM SEPTEMBER 11, 2017
- V. OTHER BUSINESS
- VI. ADJOURNMENT



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

City Planning Commission
Meeting of October 9, 2017

Subject:

Rezoning application PLRZ20170000241, filed by Davis Storage and Warehouse, Inc., requesting to rezone from HR-C, Highway Retail Commercial to I-M, Industrial Manufacturing, a portion of Parcel IDs #50968, #57335 and #57360, otherwise known as Grid 1808, Block 011, Parcel 000034, Grid 1808, Block 011, Parcel 000035 and Grid 1808, Block 011, Parcel 000033 respectively of the City of Danville, Virginia Zoning District Map and to rezone from I-M, Industrial Manufacturing to HR-C, Highway Retail Commercial, a portion of Parcel ID 70042, otherwise known as Grid 1808, Block 011, Parcel 000032 of the City of Danville, Virginia Zoning District Map and to rezone from OT-R, Old Town Residential to I-M, Industrial Manufacturing, a portion of Parcel IDs #70251 and #70252, otherwise known as Grid 1807, Block 001, Parcel 000005 and Grid 1807, Block 001, Parcel 000001, respectively of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the aforementioned properties so that properties lines may be adjusted.

Background:

The applicant, Davis Storage and Warehouse, Inc., is requesting to rezone portions of various properties so that property lines may be adjusted. The proposed property line adjustments require rezoning prior to consolidation, due to the fact that properties must share the same zoning classification to be consolidated.

A plat titled *The Dodson Group, Inc. and Davis Storage & Warehouse, Inc.* has been submitted with the application to identify the areas where zoning changes are necessary and to present the proposed property lines.

Twenty (20) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. A full report will be presented at the City Planning Commission meeting on October 9, 2017.

Recommendation:

Staff recommends approval of rezoning application PLRZ20170000241, filed by Davis Storage and Warehouse, Inc., requesting to rezone portions of various properties to allow for property lines to be adjusted. The proposed changes meet Zoning Code regulations.

This rezoning will allow for consolidation with adjacent property as the Zoning Code does not permit consolidation unless all properties share the same zoning classification.

City Planning Commission Alternatives:

1. Recommend approval of Rezoning application PLRZ20170000241 as submitted.
2. Recommend approval of Rezoning application PLRZ20170000241 subject to conditions by the Planning Commission.
3. Recommend denial of Rezoning application PLRZ20170000241 as submitted.
4. Recommend postponement of Rezoning application PLRZ20170000241 by Planning Commission.

Attachments:

Application
Preliminary Survey Plat
Property Ownership/Zoning Map
Data Sheet
Existing Land Use Map (2015 Aerial)
Plat

PARCEL IDENTIFICATION NOS.
50968, 57335, 57360, 70042,
70251, 70252 & 70253

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND HAS BEEN PREPARED AND CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES ESTABLISHED BY THE VIRGINIA STATE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS (PITTSBURGH BOARD).

Find A. Shanks, III Land Surveyor #1544 Date

PROPERTY LINE IS ALONG THE DODSON GROUP, INC. D.B. 1224 PG. 6A (PITTSBURGH COUNTY) MEASUREMENTS (CURVES SHOWN ARE THE LINES ONLY.)

ZONING DESIGNATION LEGEND:

HIC - Highway Retail Commercial
M - Manufacturing District
DIR - Old Town Residential

ZONING DESIGNATION:

PARCEL NO. 1 PIN 70245 DODSON GROUP, INC. INST. NO. 05-000835
CURRENTLY ZONED: HIC
PROPOSED ZONING: M (CONNECTED STRIP)
PART OF PIN 57360 HIC
PART OF PIN 50968 HIC
PART OF PIN 57335 OTR
PART OF PIN 70251 OTR
PART OF PIN 70252 OTR

LINE	BEARING	LENGTH
1	S 88° 55' 45" W	66.14
2	S 28° 55' 45" W	59.96
3	N 60° 59' 05" W	148.92
4	S 88° 55' 45" E	59.96
5	S 88° 55' 45" E	59.96
6	N 60° 59' 05" W	148.92
7	S 88° 55' 45" E	59.96
8	N 60° 59' 05" W	148.92
9	S 88° 55' 45" E	59.96
10	N 60° 59' 05" W	148.92
11	S 88° 55' 45" E	59.96
12	N 60° 59' 05" W	148.92
13	S 88° 55' 45" E	59.96
14	N 60° 59' 05" W	148.92
15	S 88° 55' 45" E	59.96
16	N 60° 59' 05" W	148.92
17	S 88° 55' 45" E	59.96
18	N 60° 59' 05" W	148.92
19	S 88° 55' 45" E	59.96
20	N 60° 59' 05" W	148.92
21	S 88° 55' 45" E	59.96
22	N 60° 59' 05" W	148.92
23	S 88° 55' 45" E	59.96
24	N 60° 59' 05" W	148.92
25	S 88° 55' 45" E	59.96
26	N 60° 59' 05" W	148.92
27	S 88° 55' 45" E	59.96
28	N 60° 59' 05" W	148.92
29	S 88° 55' 45" E	59.96
30	N 60° 59' 05" W	148.92
31	S 88° 55' 45" E	59.96
32	N 60° 59' 05" W	148.92
33	S 88° 55' 45" E	59.96
34	N 60° 59' 05" W	148.92
35	S 88° 55' 45" E	59.96
36	N 60° 59' 05" W	148.92
37	S 88° 55' 45" E	59.96
38	N 60° 59' 05" W	148.92
39	S 88° 55' 45" E	59.96
40	N 60° 59' 05" W	148.92
41	S 88° 55' 45" E	59.96
42	N 60° 59' 05" W	148.92
43	S 88° 55' 45" E	59.96
44	N 60° 59' 05" W	148.92
45	S 88° 55' 45" E	59.96
46	N 60° 59' 05" W	148.92
47	S 88° 55' 45" E	59.96
48	N 60° 59' 05" W	148.92
49	S 88° 55' 45" E	59.96
50	N 60° 59' 05" W	148.92
51	S 88° 55' 45" E	59.96
52	N 60° 59' 05" W	148.92
53	S 88° 55' 45" E	59.96
54	N 60° 59' 05" W	148.92
55	S 88° 55' 45" E	59.96
56	N 60° 59' 05" W	148.92
57	S 88° 55' 45" E	59.96
58	N 60° 59' 05" W	148.92
59	S 88° 55' 45" E	59.96
60	N 60° 59' 05" W	148.92
61	S 88° 55' 45" E	59.96
62	N 60° 59' 05" W	148.92
63	S 88° 55' 45" E	59.96
64	N 60° 59' 05" W	148.92
65	S 88° 55' 45" E	59.96
66	N 60° 59' 05" W	148.92
67	S 88° 55' 45" E	59.96
68	N 60° 59' 05" W	148.92
69	S 88° 55' 45" E	59.96
70	N 60° 59' 05" W	148.92
71	S 88° 55' 45" E	59.96
72	N 60° 59' 05" W	148.92
73	S 88° 55' 45" E	59.96
74	N 60° 59' 05" W	148.92
75	S 88° 55' 45" E	59.96
76	N 60° 59' 05" W	148.92
77	S 88° 55' 45" E	59.96
78	N 60° 59' 05" W	148.92
79	S 88° 55' 45" E	59.96
80	N 60° 59' 05" W	148.92
81	S 88° 55' 45" E	59.96
82	N 60° 59' 05" W	148.92
83	S 88° 55' 45" E	59.96
84	N 60° 59' 05" W	148.92
85	S 88° 55' 45" E	59.96
86	N 60° 59' 05" W	148.92
87	S 88° 55' 45" E	59.96
88	N 60° 59' 05" W	148.92
89	S 88° 55' 45" E	59.96
90	N 60° 59' 05" W	148.92
91	S 88° 55' 45" E	59.96
92	N 60° 59' 05" W	148.92
93	S 88° 55' 45" E	59.96
94	N 60° 59' 05" W	148.92
95	S 88° 55' 45" E	59.96
96	N 60° 59' 05" W	148.92
97	S 88° 55' 45" E	59.96
98	N 60° 59' 05" W	148.92
99	S 88° 55' 45" E	59.96
100	N 60° 59' 05" W	148.92

CITY APPROVAL

THIS SUBDIVISION KNOWN AS THAT OF SURVEY FOR THE DODSON GROUP, INC. AND DAVIS STORAGE & WAREHOUSE, INC. SHOWING CHANGES IN LOT LINES FOR VARIOUS LOTS AND TRACTS, THE UNDERGROUND IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND IS SHOWN ON THIS PLAT CONTAINING 16.234 ACRES, MORE OR LESS, AND BEING THE DODSON GROUP, INC. AND DAVIS STORAGE & WAREHOUSE, INC. SHOWING CHANGES IN LOT LINES FOR VARIOUS LOTS AND TRACTS, THE UNDERGROUND IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

GIVEN UNDER OUR HANDS THIS _____ DAY OF _____, 2017.

THE DODSON GROUP, INC. DATE

DAVIS STORAGE & WAREHOUSE, INC. DATE

CERTIFICATE OF ACKNOWLEDGMENT:

CITY/COUNTY OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____.

BY: _____
(NAME OF PERSON SEEING ACKNOWLEDGMENT)

NOTARY PUBLIC'S SIGNATURE
NOTARY RESIDITION NUMBER _____
AT COMMISSION EXPIRES: _____

CERTIFICATE OF ACKNOWLEDGMENT:

CITY/COUNTY OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____.

BY: _____
(NAME OF PERSON SEEING ACKNOWLEDGMENT)

NOTARY PUBLIC'S SIGNATURE
NOTARY RESIDITION NUMBER _____
AT COMMISSION EXPIRES: _____

NOTES:

1. PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY AND THEREFORE MAY BE SUBJECT TO ALL ENCUMBRANCES UPON THE PROPERTY.
2. THE SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD ZONE AS OF 08-29-2010 FEMA STUDIES. THE PROPERTY IS WITHIN ZONE X AS SHOWN ON FEMA COMMUNITY PANEL NO. 511400018E & 511400019E.
3. SURVEYED PARCELS TO BE REZONED AS SHOWN ON THIS SHEET.
4. LINES SHOWN AS TO BE "WATER" ARE HEREBY LOCATED UPON APPROVAL OF PROPOSED REZONATION OF THIS PLAT.
5. SPECIFIC AREAS SHOWN AND REMAINING AREAS SHOWN ARE SIGNIFICANT TO THE TOWN OF AN ACRES EXCEPT FOR PIN 70042, WHICH IS SIGNIFICANT TO THE TOWN OF AN ACRES. SOURCE FLOODAGE SHOWN ARE FOR ROUNDING PURPOSES ONLY.

SURVEYOR'S ORDINANCE CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS OF THE PLANNING COMMISSION AND CITY COUNCIL, AND ORDINANCES OF THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HANDS THIS _____ DAY OF _____, 2017.

Find A. Shanks, III Land Surveyor #1544 Date

PROJECT: 617009\617008.dwg
PROJECT: 617009\617009.dwg



PLAT OF SURVEY FOR:
**THE DODSON GROUP, INC. and
DAVIS STORAGE & WAREHOUSE, INC.**

CHANGE IN LOT LINES FOR VARIOUS LOTS AND TRACTS
SITUATE NEAR THE INTERSECTION OF
MILBORNE AVENUE & PINEY FOREST ROAD
BEING KNOWN AS
PIN'S 50968, 57335, 57360,
70042, 70251, 70252 & 70253
DANVILLE, VIRGINIA
SHEET 1 OF 3

SHANKS ASSOCIATES, P.C.
ENGINEERS - SURVEYORS PLANNERS
509 LOMB STREET
DANVILLE, VIRGINIA 24001
(434) 797-5446 FAX (434) 793-1455

DATE: 08/30/2017 SCALE: 1"=100'

DRAWN BY: T.L.G. CALG. F.O.S. DRAWN BY:

CHECKED BY: F.O.S. PLAT CHK:

JOB NO.: 617009

CITY OF DANVILLE

REZONING APPLICATION

TO THE CITY PLANNING COMMISSION AND THE HONORABLE CITY COUNCIL:

Application is hereby made for the rezoning as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

CASE NUMBER: _____ EXISTING ZONING: _____
PROPOSED ZONING: _____ TAX MAP NUMBER: _____
RECEIVED BY: _____ DATE FILED: _____
PLANNING COMMISSION DATE: _____ CITY COUNCIL DATE: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

Exact legal description of property (Attach if insufficient space).

Gross Area/Net Area: see attached Property Address: Piney Forest Road

Property Location: N S E W Side of: west

Between: Piney Forest Road and Wilborne Avenue & Sylvan Road

Proffered Conditions (if any, please attach): none

PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):

1. NAME: see attached TELEPHONE: _____

MAILING ADDRESS: see attached

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

EMAIL ADDRESS: _____

APPLICANT (PLEASE TYPE OR PRINT):

If the applicant is not the property owner, written authorization from the property owner must accompany this application.

NAME: Davis Storage & Warehouse, Inc. TELEPHONE: 434-793-7721

MAILING ADDRESS: 618 Craghead Street

EMAIL ADDRESS: G.DAVIS III@GAMMAWORLD.NET

SIGNATURE: [Signature] DATE: 8/31/17

EXPLANATION OF REQUEST:

1. NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT:

Please provide ten (10) sets, blue or black line copies, of a final site plan with the following information:

- Proposed use of the land: size and location of structures with dimensions to lot lines.
- Vehicular circulation system with points of ingress and egress.
- Existing on-site buildings, separation dimensions and paved areas.
- Location and dimensions of all parking and loading areas, including the number of off-street parking and loading spaces provided.
- Net acreage.
- Gross and net square footage of building (s) (proposed and existing).
- Required landscaping and buffer areas.

Please provide a brief description of the proposed development:

2. ALTERATION OF ZONING BOUNDARIES:

Please provide a survey of proposed Zoning boundaries.

Please provide a brief description of the request:

see attached

3. RESIDENTIAL REZONING:

Please provide a brief description of the request:

PIN 50968

Owner: The Dodson Group, Inc.

Description:

Containing 0.055 Acre (2,398 Sq. Ft.)

This area to be rezoned from HRC to IM and to be conveyed from PIN 50968 to PIN 70042.

PIN 57335

Owner: The Dodson Group, Inc.

Description:

Containing 0.001 Acre (23 Sq. Ft.)

This area to be rezoned from HRC to IM and to be conveyed from PIN 57335 to PIN 70042.

PIN 57360

Owner: The Dodson Group, Inc.

Description:

Containing 0.006 Acre (282 Sq. Ft.)

This area to be rezoned from HRC to IM and to be conveyed from PIN 57360 to PIN 70042.

PIN 70042

Owner: Davis Storage & Warehouse, Inc.

Description:

Containing 0.348 Acre (15,164 Sq. Ft.)

This area to be rezoned from IM to HRC and to be conveyed from PIN 70042 to PIN 57360.

PIN 70251

Owner: The Dodson Group, Inc.

Description:

Containing 0.037 Acre (1,607 Sq. Ft.)

This area to be rezoned from OTR to IM and to be conveyed from PIN 70251 to PIN 70042.

PIN 70252

Owner: The Dodson Group, Inc.

Description:

Containing 0.037 Acre (1,602 Sq. Ft.)

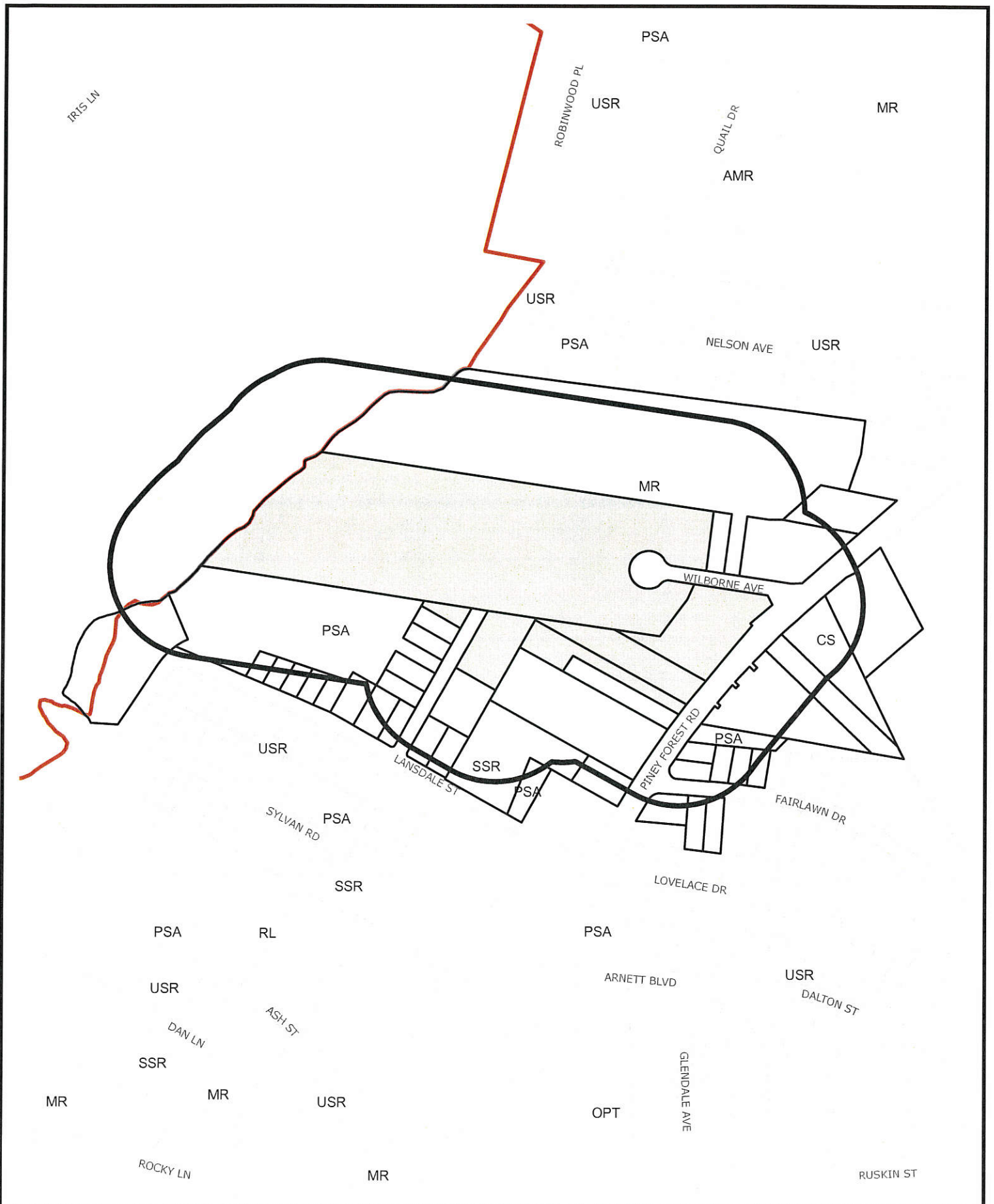
This area to be rezoned from OTR to IM and to be conveyed from PIN 70252 to PIN 70042.



2015 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
9/21/2017

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



YEAR 2020 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
9/21/2017

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

Address or Location Search

Google:

St# StreetName, City, St

OR: latitude, -longitude

e.g.: 36.827699, -79.398537

County Address Table:

100 MAIN ST

Start Parcel Table Searches Here

Click once within parcel bounds for info or search below. Valid choices will appear as you type your search string. Select one from the dropdown.

Owner:

Example: LAST, FIRST

GPIN:

Ex: 1234-56-7890

Account Number:

Ex: 12345-12-12-7890-A

Site Addr:

Ex: 597 SAGO RD

Deed Book/Page:

Example: DB1234/567

Streets

Parcels

County Mapping

Schools

Public Safety

Economic Dev. and Planning





City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

City Planning Commission

City Planning Commission
Meeting of October 9, 2017

Subject:

Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 10: entitled "Signs", Section N entitled "Permitted signs in the CB-C Central Business Commercial District" to address the number of wall signs permitted per building.

Background:

Staff has been directed to research a potential Code Amendment that would increase the number of wall signs permitted per building within the CB-C, Central Business Commercial District. The result of this research has presented an opportunity to create a unified Sign Code throughout the River District, by adjusting the Sign Code within the CB-C, Central Business Commercial District and the TW-C, Tobacco Warehouse Commercial District to mimic one another.

The sign code for the TW-C is attached. Staff would recommend that the CB-C signage be changed to the same as the TW-C with a modification to both districts allowing for more than a single wall sign. The TW-C allows for additional square footage based on building height which addresses one issue, but doesn't allow for more than one wall sign. This could be modified by elimination of this requirement between the districts allowing the additional square footage, number of signs, and additional for taller buildings.

Staff believes, however, that the River District Design Commission should be the first to review this change and make a motion on its outcome as they are the body charged with review of exterior changes and signage within the majority of both districts.

Recommendation:

Staff recommends that the City Planning Commission forward this item to the River District Design Commission for further review and analysis. The River District Design Commission can then make a motion on the proposed changes and return the item to the City Planning Commission.

City Planning Commission Alternatives:

1. City Planning Commission forwards this item to the River District Design Commission for review and a motion.
2. City Planning Commission postpones this item.

O. - Permitted Signs in the TW-C, Tobacco Warehouse Commercial District.

The following signs shall be permitted in the TW-C, Tobacco Warehouse Commercial District.

1. *Freestanding Signs.*

- a. *Business identification sign for a single occupant commercial building.* One freestanding sign for identification of a single business establishment shall be permitted. Such sign shall be limited in area to sixteen (16) square feet. An additional area not exceeding twenty-two (22) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.
- b. *Business identification sign for a group of two or more contiguous stores or businesses per building.* Permitted sign area shall be combined into a single freestanding sign advertising all businesses on the premises. The combined sign shall not exceed twenty-four (24) square feet in area. An additional area not exceeding thirty-two (32) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.
- c. *Directional signs.* Directional signs limited in area to four (4) square feet shall be permitted as accessory signs and not included in any computation of sign area. One per entrance not to exceed three (3) feet in height nor located within five (5) feet of any street right-of-way line.

2. *Building Mounted Signs.*

- a. *Wall signs.* One wall sign shall be permitted for each wall of the building facing a public street on the premises.
- b. *Projecting signs.* Four (4) projecting signs (including projecting banners) shall be permitted for each establishment on the premises with a maximum of fifty (50) square feet per projecting sign or banner, no more than two (2) projecting signs or banners per wall frontage per street or internal parking area, and a maximum total of one hundred (100) square feet per wall frontage may be used for projecting wall or banner signs. The minimum height of a projecting wall of a projecting wall or banner type signage shall be ten (10) feet over any area accessible to a pedestrian or automobile.
- c. *Awning, canopy or marquee signs.* One awning, canopy or marquee sign shall be permitted for each establishment on the premises.

The combined sign area of wall, canopy, awning, and marquee signs shall not exceed the sum of the following:

- Two (2) square feet of sign per linear foot of primary wall frontage of the first two hundred (200) linear feet; and
- One (1) square foot per each linear foot beyond two hundred (200) total linear feet; and
- Two (2) square feet per one (1) vertical foot for every foot over twenty (20) feet in building

height.

3. *Directory Signs.*

- a. *Business directories.* One directory sign is allowed per commercial building. Such directory signs shall not exceed sixteen (16) square feet in area. When directory is freestanding, an additional area not exceeding twenty-four (24) square feet may be devoted to architectural elements which serve as support or base for such sign and which are not part of the message portion of the sign.

4. *Additional Regulations.*

- a. All freestanding signs in these districts shall have a maximum height of twelve (12) feet and shall not be located within five (5) feet of any public street right-of-way, property line, alley, private street or driveway intersecting a public or private street.
- b. Historic Preservation Overlay District (HP-O). In the HP-O District, the Review Commission shall approve the design compatibility of signs in accordance with Article 3.Q and may authorize an alternative signage plan that does not strictly adhere to the area, number, height and location criteria within the HP-O District if it is determined that the design is more consistent with the architectural character of the building to which it relates and other surrounding properties and as guided by the City of Danville's Historic District Guidelines for signs.
- c. Non-illuminated signs permitted in all residential districts shall be permitted in the TW-C Commercial District, provided that signs identifying uses which are permitted in the residential districts shall be subject to the regulations set forth in that section.
- d. Additional regulations for establishments with gasoline sales when permitted by right or special use permit.
 - (1) Types of signs permitted shall be flat, canopy, detached, and pump island. See regulations for this zoning district for size requirements for flat, canopy, and detached signs.
 - (2) Gasoline Pump Island signs are subject to the following additional conditions:
 - a. Two non-illuminated "self-serve" or "full-serve" signs per pump island not to exceed 2 square feet each; and
 - b. One fuel price or promotional information sign per fuel pump not to exceed two square feet.

5. *Summary Chart of Sign Regulations in the TW-C Commercial District.*

Summary of Danville Sign Regulations
TW-C Commercial District

Sign Type	Signs Allowed	Maximum Sign Area	Maximum Sign Height	Setback Minimum	Illuminated
For each lot:					
Freestanding or Monument Sign					
Single business	1	16 square feet	12 feet	5' from R.O.W., private street, property line, alley, or driveway.	Illuminated or non-illuminated signs are permitted in the TW-C Commercial District.
Two or more businesses	1	24 square feet	12 feet		
Directional Signs	1 per entrance	4 square feet	3 feet	5' from R.O.W.	
Directory	1 per building	16 square feet	12 feet		
For each establishment:					
Building Mounted					
Wall Sign	1 per wall facing public street	The combined area of wall, projecting, awning, canopy or marquee			
Projecting Sign	1 per business				

Awning, Canopy or Marquee	1 per business	signs shall not exceed 2 sq. ft. per lin. ft. of primary wall frontage of the first 200' linear ft. and 1 sq. ft. per each linear ft. beyond 200', in addition to 2 sq. ft. per 1 vertical ft. for every ft. over 20' in bldg. ht.			
Other	Non-illuminated signs allowed in residential districts are allowed subject to the regulations of those districts.				

(Ord. No. 2004-02.04, Art. 10, § O, 2-17-04; Ord. No. 2005-09.04, 9-6-05; Ord. No. 2007-10.02, 10-2-07)

PLANNING COMMISSION MINUTES

September 11, 2017

MEMBERS PRESENT

Mrs. Evans
Mr. Searce
Mr. Garrison
Mr. Bolton
Mr. Dodson
Mr. Wilson
Mr. Jones

MEMBERS ABSENT

STAFF

Ken Gillie
Bonnie Case
Clarke Whitfield

The meeting was called to order by Chairman Searce at 3:00 p.m.

I. ITEMS FOR PUBLIC HEARING

1. *Special Use Permit application PLSUP20170000208, filed by Laura Luffman, DVM., requesting a Special Use Permit for a waiver of yard requirements in accordance with Article 3:N., Section C, Item 21 of the Code of the City of Danville, Virginia 1986, as amended at 2815 Riverside Drive, otherwise known as Grid 1710, Block 002, Parcel 000007, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to keep a structure with a five (5) foot front yard setback where thirty (30) feet is required.*

Mr. Gillie read the staff report. Seven (7) notices were sent to surrounding property owners within 300 feet of the subject property. Two (2) responses were received, both unopposed.

Mr. Searce opened the Public Hearing.

Present on behalf of this request was Laura Luffman, DVM. Exactly like Mr. Gillie said we constructed a shade to go over some dogs. We have a large lot in the back that is used for outdoor boarding space and when the dogs are boarding inside, that is their outdoor time. At the time there were maybe twenty outdoor runs that were unshaded. We were depending on trees to shade them but at different times of the day they are not providing adequate shade for the dogs in the summer. We tried several different types of shading, canvas shades, all sorts of things and they were just not working very well. So we decided we would put up a permanent structure over one part of the larger part of the kennel runs so the dogs would have more accurate shade. We did not realize at the time, unfortunately, that we would need a building permit so we constructed it prior to getting a permit. Then Mr. Gillie came out and told us we had done it too close to the setback lines. Our goal was to do other kennels the same way and we would like to go ahead and shade the other dogs as well. It gives them some shade if it's inclement weather and it gives them shade from the sun. That's what we would like to do is move the setbacks so we can provide shade.

Mr. Jones asked who did the construction?

Dr. Luffman stated it was the husband of one of our employees.

Mr. Jones stated and they didn't know if they were supposed to have a permit.

Dr. Luffman stated I guess not evidently. He didn't ask me about it and honestly I thought if it didn't have sides I didn't need to but we understand now that we do.

Mr. Searce closed the Public Hearing.

Mr. Wilson stated for clarification, this current structure, are we voting on the ability to cover the whole thing or the larger area?

Mr. Gillie stated the structure that is there now is approximately five feet away so that would be allowed to stay and they would also be allowed to expand that. It's giving them permission to cover additional area. The five feet is the distance they are from the edge of the right of way for Route 58 Riverside Drive at that point.

Mrs. Evans asked if what is covered now, will it have to come before the Board of Zoning Appeals?

Mr. Gillie stated no not if its granted a special use permit from City Council. They are asking now so they wouldn't have to ask for a variance.

Mr. Searce stated so I guess what we would do is recommend approval per conditions by staff.

Mr. Gillie stated correct and we also feel that if the main structure itself would expand, that would give them some additional space to go towards Riverside Drive. As you can see from the pictures up on the screen, it's actually almost at the same elevation as what Riverside is so it doesn't create a site distance issue. The structure is located in the flood plain but it is an open structure so water can pass through it so it doesn't create an issue with flood plain so staff didn't feel this was an issue. That is the purpose of a special use permit is to allow it to come here because with a variance there has to be some physical problem such as topography or something else that would prevent them from building it. In this case they have options available but this is not going to create an issue that the city feels would be detrimental to traffic or anything else.

Mr. Wilson made a motion to approve PLSUP20170000208 subject to conditions per staff. Mrs. Evans seconded the motion. The motion was approved by a 7-0 vote.

2. *Special Use Permit application PLSUP20170000212, filed by Donald Layne, requesting a Special Use Permit for Commercial Indoor Recreation in accordance with Article 3:N., Section C, Item 4 of the Code of the City of Danville, Virginia 1986, as amended at 3256 Riverside Drive, otherwise known as Grid 1713, Block 013, Parcel 000002, of the City of Danville, Virginia Zoning District Map. The applicant is proposing to operate a Commercial Indoor Recreation facility (MEGA Bounce) at this location. entitled "Uses Permitted by Special Use Permit" to allow a distillery by Special Use Permit.*

Mr. Gillie read the staff report. Twenty four (24) notices were sent to surrounding property owners within 300 feet of the subject property. Six (6) responses were received, all unopposed.

Mr. Searce opened the Public Hearing.

Present on behalf of this request was Donald Layne with Mega Bounce. I am looking to move our location from Nor-Dan Shopping Center to Riverside Shopping Center. Three reasons we are looking to move the location, one is we want to get back to the central traffic of Danville. We feel like moving to Riverside Shopping Center would do that for us. Before we were at Nor-Dan Shopping Center we were at the mall for two years and that was a good location for us. Secondly, the location at Nor-Dan is just too big of a facility for us as far as square feet. I've got a lot of unused area there and of course unused utilities as well. Thirdly, the location at Riverside actually already has close to 19 to 20 foot ceilings which will help us out as far as a lot of our attractions that we can't use at our other locations because of ceiling height. So those are the three reasons we are looking to move our location and of course it wouldn't have to be rezoned entertainment for that.

Ms. Evans stated the hours of operation are to be 8 am to 10 pm Sunday through Friday. Do you not want it to be 11 pm?

Mr. Layne stated yeah I'm not sure where those hours came from. Our hours at this point and of course it could change we're closed on Monday and Tuesday and then Wednesday, Thursday and Friday we are open 3 to 9 then Saturday 12 to 9 and Sunday 1 to 9. Of course now we do work by appointments if somebody wants to come in from daycares or with special parties we will work with that. With the move, we might change our hours and open up earlier Wednesday, Thursday and Friday.

Ms. Evans stated but you don't anticipate being open beyond 10 on Friday.

Mr. Layne stated no. We cater more to the younger children not the teenagers so we feel that's a good cut off time to get them back home of course they're there with their parents. We never stay open longer than 9.

Mr. Gillie stated we took the hours off the Nor-Dan report so that's what he currently already has.

Mr. Layne stated that's what is posted on our door and on the website and on information that we pass out.

Mr. Searce closed the Public Hearing.

Mr. Garrison made a motion to approve PLSUP20170000212 subject to conditions per staff. Mr. Dodson seconded the motion. The motion was approved by a 7-0 vote.

3. *Rezoning application PLRZ20170000214, filed by Daniel Group, Inc., requesting to rezone from HR-C, Highway Retail Commercial to M-R, Multifamily Residential, a 3.00-acre portion of Parcel ID #78291, otherwise known as a 3.00-acre portion of Grid 0708, Block 003, Parcel 000008.001 of the City of Danville, Virginia Zoning District Map. The applicant is proposing to rezone the property so that it can be consolidated with a portion of 610 Mt. Cross Rd.*

Mr. Gillie read the staff report. Ten (10) notices were sent to surrounding property owners within 300 feet of the subject property. Two (2) responses were received. One (1) response was not opposed (Averett University). One (1) response was opposed (Williamson).

Mr. Searce opened the Public Hearing.

Present on behalf of this request was Marc Johnson, LE& D Professionals representing the Daniel Group for this request. I wish I had known back in July the intent to add these three acres to Carter Springs Apartments and we wouldn't be here and would have handled it all at once. The intent is to rezone the three acres to put it back with the Carter Springs Apartments parcel.

Mr. Searce closed the Public Hearing.

Mr. Bolton made a motion to approve PLRZ20170000214 as submitted. Mrs. Evans seconded the motion. The motion was approved by a 7-0 vote.

II. MINUTES

The July 10, 2017 minutes were approved by unanimous vote.

III. OTHER BUSINESS

Mr. Gillie stated that I have someone from the floor that would like to take a minute of Planning Commissions time to present a request to you.

Present to speak was Jordan Jones with Dan River Renaissance. We have partnered with the Danville Regional Foundation here and we have acquired about 500,000 square feet of space here in the River District. One of the properties we acquired is the First Citizens Bank building at 530 Main Street across the street from Main St. Coffee Emporium. We are running into some problems where we have new tenants moving in the building and we are running into issues with signage. Right now First Citizens Bank currently has three exterior signs on the west, south and east facade of the property. That is more than the allotment we are allowed for signage. We have new tenants moving in. For example, the City's Voter Registration just moved into the building and we don't have any buildings that have any exterior signage to the property to identify who these new tenants will be. So when I spoke to Mr. Gillie he recommended I come to you all this afternoon to talk about these issues we have. I don't think this fits into the current zoning or current River District Design standards.

Mr. Gillie stated the First Citizens Bank building is sort of an anomaly with most of the stuff in the Central Business District. Most of those are row buildings all attached together and you don't have exposure on multiple sides. You just have the front façade. Even the buildings at the corners you really only have frontage on two streets. This building has three sides, almost four if you count the visibility from the back. The zoning code doesn't allow signage on multiple sides of a building downtown. Their signage is rather limited so we would possibly like to take a look at it. I didn't know if Planning Commission was interested so I suggested he come here and if so you could direct us and we could go back and take a look to see if whether we should take a look at amending the signage for buildings that don't have multiple or adjacent tenants or something else. This is kind of a weird case but it's not really a case for the Board of Zoning Appeals. That's why I thought this was the place to start.

Mrs. Evans stated so this is not a case for the River District.

Mr. Gillie stated the River District only enforces what is allowed under the Zoning Code. I can't even tell them to go there and ask for a waiver to it because they don't have any

authority to vary from what's listed in the Code and this is a Code issue not a design guideline issue.

Mr. Garrison stated so it would require a change to the Zoning Code.

Mr. Gillie stated correct. It would require a change in the Zoning Code for signs in the Central.

Mr. Garrison stated are you asking us whether we could support you looking at bringing to us a change in the Code.

Mr. Gillie stated correct. The way the change of Code is for Planning Commission is to recommend staff to investigate it and bring back to you so if any resolution directing staff to investigate possibly changing it would be appropriate.

Mr. Garrison asked if this is going to be the only building that this will affect?

Mr. Gillie stated no I think it will possibly affect a few more. The old school board office has that situation and the clothing building that was at the bottom of Main Street. There are a few not many.

Mr. Garrison stated you want to know if we will ask you to look at it for several buildings in the downtown area or would this be city wide.

Mr. Gillie stated it will only affect the Central Business portion of it so only that zoning area.

Mr. Searce stated so what you're saying is the existing signage that's out in the parking lot is not enough.

Mr. Jones stated yes.

Mr. Searce asked are you wanting signage for all the tenants on the building along with First Citizens?

Mr. Jones stated yes we would like to create a new centralized signage basically stating the directory of where the tenants are in the building because as of right now no one in the public I think knows that Voter Registration is stationed in that building and it's very important that we start addressing this particularly with the elections coming up.

Mr. Bolton stated would the directory be on the building itself or are you looking at a separate sign out front with a marquee.

Mr. Jones stated we were thinking on the building itself. Higher visibility, more visibility from Main Street. We have talked with staff about the best way to do this.

Mr. Gillie stated they are limited to 32 square feet for a building of that size.

Mr. Wilson asked total or each side?

Mr. Gillie stated total. Which again if you think of the Main Street Coffee just as an example, they are very limited to frontage and small size. That fits. As you go up and down Main

Street most of that works. When you get a building of this size or the school board building that 32 would be extremely small on the scope of that building.

Mr. Searce stated it seems like something should be changed in the code to allow more signage for multi-tenant buildings.

Mr. Gillie stated it has for multi-tenant. It goes from 16 to 22 but that's usually when you have a building with two tenants maybe three. With this you've got five tenants right now with space for additional tenants inside the building. We also look at the possibility with the Masonic Temple how that is with the multi floors. When we wrote this it worked for some of it but we're finding as the other buildings are going in and we all say this is a good problem to have as things are happening down there that we never envisioned when we wrote this code. We think we needed to go back and address some things.

Mrs. Evans asked what about signage by percentage?

Mr. Gillie stated that would be an option to look at. It's a request where he came to us and we're saying Planning Commission is really the one to start with if you want a Code change so if you direct us we can go back and look at different ways to do it by percentage, by number of floors.

Mr. Searce stated you can't have all those weird sizes. You really just need to look maybe at the First Citizens Bank building and then tenants name so it doesn't get completely out of hand is my thinking.

Mr. Gillie stated that is something we would look at but right now we don't even have that option available.

Mr. Jones asked so there's no sign that says the Registrar's office is in that building?

Mr. Gillie stated not at the moment.

Mr. Jones asked is there one right across the street on the old door saying please go over to First Citizens?

Mr. Gillie stated yes.

Mr. Jones stated again the challenge is when most people go across the street, they don't know where to go. The door right there on Main Street that's just for the bank. So there is door around the side and we have talked about directional signs to point people that way but we aren't there yet. We will be speaking to staff about the grand opening sign. We have 45 days so we will start 45 days out from the election. A longer term strategy is what we are here to address.

Mr. Searce asked do we need to actually vote on it.

Mr. Gillie stated you need to make a motion or recommendation to staff to look at so that we can bring it back to you.

Mr. Garrison made a motion that we direct Planning staff to bring to us a solution to the problem of signage in the River District or in the downtown district. The motion was seconded by Mr. Dodson. The motion was unanimously approved.

With no further business, the meeting adjourned at 3:24 p.m.

APPROVED